

**\*\*Property Lines Approximate  
Not Guaranteed.**



## Stony Plain Alberta

\$5,800,000

Prime Development Opportunity - 160+/- Acres Along Highway 16A This expansive 160+/- acres parcel is situated along Highway 16A within the Town of Stony Plain limits, offering excellent exposure with an estimated 12,000 vehicles passing daily. Currently zone FD - Future Development with potential to be rezoned Highway Commercial. Included in the total acreage is a 43+/- subdivision, providing additional flexibility for future projects. This property features gentle rolling hills and has proposed access via Range Road 11 which runs along the east property line. Additionally, a municipal sewer line is located along the south property line, further enhancing development potential. Original home/buildings still exist on the property, adding character and potential for various uses during the planning and development phases. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://www.victormorozcommercial.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)